




**TOWN OF GRAFTON**  
MASSACHUSETTS  
01519  
**PLANNING DEPARTMENT**

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**Date:** December 14, 2016  
**To:** Affordable Housing Trust  
**From:** Joe Laydon, Town Planner   
**CC:** Ann Morgan, Assistant Planner  
**Re:** Town Planner Comments on Draft Housing Trust Action Plan

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The following are my comments on the Draft Housing Trust Action Plan dated June 1, 2016:

1. The Action Plan does not identify the expiration of the 2013 Housing Production Plan and the need to undertake an update to that document and to obtain approval from DHCD.
2. On page 19 through 20 and on page 23, I'd like to see more detail about advocating for affordable housing developments. There is no mention of advocating for policy changes to zoning or planning efforts. There is also no mention of working with Planning Board on area plans that include affordable housing. For example, we have two projects currently being worked on and while staff is raising the importance of affordable housing, the Trust has not provided input into those efforts.
3. On Page 21, section 3, I recommend the plan de-emphasize that 25 Worcester Street has the "most potential" for affordable housing. There are many opportunities for affordable housing within town and I do agree with the use of this parcel for affordable housing. Rather the parcel should remain available for a future municipal use.
4. Page 25 entitled "Expand Professional Planning Resources" should be amended to provide a range of support options from using trust funds could be used to fund expanded services from the department to funding a part time position or sharing a housing planner with adjacent communities.
5. Within Expand Professional Planning Resources, the Trust can also identify the option to work with adjacent towns and CMRPC to create a regional housing group such as the Regional Housing Services Office.

I acknowledge that my comment specific to 25 Worcester Street may not be viewed positively by the Trust given its past effort to build affordable housing on that property. My reason for recommending against 25 Worcester Street is that I view the property as a "heritage location" that should be devoted to municipal purposes, even for ones not yet identified or presently needed. I believe that there are other town parcels that can be developed for affordable housing.

Thank you.